



Australian Bureau of Statistics

1268.0.55.001 - Functional Classification of Buildings, 1999 (Revision 2011)

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Summary

About this Release

The primary application of the Functional Classification of Buildings (FCB) is to classify buildings, or building work according to their stated predominant function or purpose.

For more information regarding this product please see expanded contents

Expanded Contents

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Preface

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Preface

1. The Functional Classification of Buildings (FCB), is designed to provide a standard framework for the classification of buildings and building work according to their function. It

is used in the collection, production and dissemination of building statistics. New buildings and alterations to existing buildings are classified or assigned to the FCB according to their final usage.

2. The 1999 edition updated previous editions with changes from the 1986 FCB placing a significant focus upon retention and improvement of the distinctions within the classification, whilst taking into account new and emerging trends within the building industry. It is broadly compatible with earlier editions.
3. The 1999 classification was reviewed by a number of agencies and the ABS would like to thank staff of these agencies for their contribution.
4. The 2011 revision to the classification was undertaken to further clarify the use and structure of the classification, rather than to make changes in the structure of the classification proper. As such the classification is essentially unchanged but the explanatory information and examples have been expanded and modified to remove inconsistencies.

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Abbreviations

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Abbreviations

ABS Australian Bureau of Statistics
ANZSCC Australian and New Zealand Standard Commodity Classification
CPC Central Product Classification version 2.0
DSC Dwelling Structure Classification
FCB Functional Classification of Buildings
IOPC Input-Output Product Classification
n.e.c. Not elsewhere classified

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Purpose

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Purpose

1. The primary application of the Functional Classification of Buildings (FCB) is to classify buildings, or building work according to their stated predominant function or purpose.
2. It is principally used in the economic collections of the Australian Bureau of Statistics (ABS). Data is compiled using this classification in a range of ABS publications including:
 - *Building Approvals, Australia* (Cat. no. 8731.0)
 - *Dwelling Unit Commencements, Australia, Preliminary* (Cat. no. 8750.0)

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)

3. For the purpose of this primary application a building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

4. For these collections the function of the completed building, or building work, is determined at the time the building approval is lodged.

5. In cases where a building may have multiple functions or purposes it is normally classified to the predominant function or purpose. There are exceptions:

- Multi-purpose buildings where the purposes or functions are independent and, if individually coded, would have an impact on published aggregates in their class. (For example multi-storey urban buildings with commercial and residential components). In these cases, an FCB code may be applied for each major function of a building
- Building work to alter, extend or renovate a non-residential building may be coded to the purpose or function applicable to the alterations rather than the building as a whole. (For example, the work to add a cinema complex to a shopping centre may be coded as entertainment)

6. As the classification encompasses all building types it can be used for other applications.

7. A concordance with a subset of the FCB is also to classify buildings in ABS population and social collections such as the Population Census and monthly Labour Force Surveys. For more information please refer to the 'Relationship with Social Classifications' section of this document.

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The Classification Structure

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The Classification Structure

The classification has a hierarchical structure split into four divisions, eighteen classes and thirty sub classes.

The divisions are:

Residential Buildings

Commercial Buildings

Industrial Buildings

Other Non-residential Buildings

Commercial Buildings, Industrial Buildings and Other Non-residential Buildings are together referred to as Non-residential Buildings. Each division is detailed in its own subsection.

This section contains the following subsection :

- Residential Buildings
- Commercial Buildings
- Industrial Buildings
- Other Non-residential Buildings

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Residential Buildings

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1 Residential Buildings

Buildings that contain one or more dwellings, intended for the provision of long term accommodation. Examples include: detached houses, townhouses, flats, cottages and weekenders. Ancillary outbuildings not containing dwellings built to existing residential buildings, such as garden sheds, gazebos and free standing garages, are treated as residential buildings.

For the purposes of this classification a dwelling is considered to be a suite of rooms contained within a building intended for long-term residential use possessing cooking and bathing/shower facilities as building fixtures. A house is considered to be a detached residential building containing a single dwelling.

This division excludes buildings providing short term commercial accommodation and those providing communal accommodation or temporarily housing itinerant workers or students. (Examples include shearer or student accommodation which would be coded as agricultural or education buildings as appropriate.)

Where significant non-residential functions are contained in a building, such as shops, hotel/motel rooms, or offices, the building should be coded to the appropriate non-residential class. This may, for example, occur where a dwelling is attached to, or enclosed within, a non-residential building.

An exception is allowed for in the case of multi-storey, multi-purpose buildings with several floors devoted to apartments or flats. In these cases, the residential floors may be coded as "Flats, units or apartments in a four or more storey block".

- 11 Separate, kit and transportable houses
 - 111 Separate House
 - 112 Kit Houses
 - 113 Transportable or relocatable houses
- 12 Semi-detached, row or terrace houses, townhouses
 - 121 One storey
 - 122 Two or more storeys
- 13 Flats, units or apartments
 - 131 In a one or two storey block
 - 132 In a three storey block
 - 133 In a four or more storey block
 - 134 Attached to a house
- 191 Other residential buildings n.e.c.

11 Separate, kit and transportable house.

A class covering separate dwellings that are free standing (separated from other houses and buildings by space to allow access on all sides – at least 500 millimetres). The class has three subclasses:

111 Separate house

This sub-class includes houses which have an attached flat (eg. a granny flat). The attached flat will be included in the 'Flats, units or apartments' sub-class. This sub-class excludes those houses which are identified to meet the criteria to be coded as kit houses or transportable/relocatable houses. Examples are:

- Ancillary dwelling (detached)
- Bungalow
- Cabin (residential)
- Caretaker's lodge
- Cottage
- Dwelling (detached)
- Farm house
- Granny cabin
- Granny flat (detached)
- House (unless attached or semi-detached)
- Manse
- Presbytery (detached)
- Rectory (detached)
- Villa (detached)

Excludes :

- Cabins and self contained units for short stay accommodation
- Kit and transportable houses

112 Kit house

A type of separate house which structurally consists of predominantly prefabricated components, generally provided as a kit, and intended for assembly on site. Examples are:

- Kit dwelling (single)
- Kit home
- Separate houses identified as kit, manufactured or prefabricated

113 Transportable/relocatable house

A type of separate house specifically designed to be readily transportable or relocatable to another site. This sub-class includes caravans intended for long term residency where fixed on site. Short term caravan accommodation is excluded. Examples are:

- Relocatable cabin (residential)
- Park home - residential
- Transportable house

Excludes:

- Short stay caravans and relocatable cabins

12 Semi-detached, row or terrace house, townhouse

This class covers dwellings with their own private grounds and no separate dwelling above or below. A key feature of these dwellings is that they are either attached in

some structural way to one or more dwellings or are separated from neighbouring non-residential buildings by less than 500 millimetres. The class has two sub-classes distinguishing between single storey (121) and multi-storey dwellings (122). Examples are:

- Dwelling (row, terrace, attached or semi-detached)
- Dwelling units (attached)
- Duplex
- Flats (with attached carparks or private gardens, unless stacked)
- House (row, terrace, attached or semi-detached)
- Multi-dwelling kit or transportable building
- Townhouse (unless detached)
- Villa (attached)

13 Flats, units or apartments

This class covers all dwellings in blocks of flats, units or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This class has four sub-classes distinguishing between 1 or 2 storey (131), 3 storey (132), and four or more storey blocks (133), as well as flats attached to houses such as granny flats (134). Four or more storey apartment buildings may include the residential floors of certain multi-storey, multi-purpose urban buildings. Examples of blocks include:

- Apartment building or complex
- Block of flats
- Dwelling units building
- Flat building
- Multi-purpose high-rise building (residential part)
- Stacked dwellings

Examples of flats attached to houses are:

- Ancillary dwelling (attached)
- Bedsitter or sleepout (self contained)
- Dependent relative unit (attached)
- Family flat
- Flat attached to house
- Granny flat (attached)

191 Other residential buildings n.e.c.

This class includes residential outbuildings not containing dwellings. For example residential garden sheds, detached garages, pool houses, green houses, aviaries and gazebos built to service residential dwellings. Buildings containing dwellings are not coded to this class.

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Commercial Buildings

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2 Commercial Buildings

Buildings primarily occupied with or engaged in commercial trade or work intended for

commercial trade, including buildings used primarily for retail and wholesale trade, office and transport activities.

Notwithstanding any commercial trade use, this division explicitly excludes industrial and residential buildings as well as those predominantly for the provision of education, religious worship or other religious activities, health or veterinary care, recreation, entertainment, temporary accommodation or the provision of care to children, the aged, or other persons (as per the classes defined in the Other non-residential buildings division).

- 211 Retail and wholesale trade buildings
- 22 Transport buildings
 - 221 Passenger transport buildings
 - 222 Non-passenger transport buildings
 - 223 Commercial carparks
 - 224 Transport buildings n.e.c.
- 231 Offices
- 291 Commercial buildings n.e.c.

211 Retail and wholesale trade buildings

Commercial buildings primarily used for the sale of goods to intermediate and end users and the provision of services on a shop-front basis except where another class of this division applies. This class excludes storage warehouses which are included in the Industrial buildings division. Examples include:

- Bakery (retail)
- Barber
- Bistro
- Bottleshop
- Boutique
- Butcher shop
- Café
- Car yard
- Delicatessen
- Department store
- Dry cleaner establishment
- Funeral parlour
- Green grocer
- Grocery
- Hardware store
- Hotel (predominantly drinking)
- Jeweller
- Kiosk
- Laundromat
- Market (wholesale or retail)
- Pet shop
- Petrol station (no vehicle servicing)
- Pharmacy (retail)
- Plant nursery (public sales)
- Post office (shopfront)
- Restaurant
- Retail 'warehouse'
- Salon
- Shoe repair
- Shop
- Shopping arcade

Shopping centre
Showroom
Snack bar
Souvenir centre
Supermarket
Take-away food store
Tavern
Ticket booking and sales (off-site)
Winery building (sales/tasting centre)

Excludes:

Storage warehouses
Commercial storage facilities

22 Transport buildings

Commercial buildings primarily used in the provision of transport services, or facilities supporting transport services. The class also includes commercial carpark buildings. This class has four subclasses:

221 Passenger transport buildings

Buildings primarily used in providing passenger transport services, such as passenger, bus and rail terminals. Examples include:

Airport passenger terminal
Bus station
Coach depot
Railway station
Railway ticket offices (at station)
Passenger transport interchange

222 Non-passenger transport buildings

Buildings primarily used in providing non-passenger transport services. Examples include:

Air freight terminal
Cargo shed (freight)
Freight loading terminal
Loading dock building
Port terminal building
Weighbridge station

223 Commercial carparks

A carpark building that is commercial in nature and is built independently of other building developments. Carparks built as part of other distinct building developments and intended to service these are excluded from this definition and should be classified to the buildings with which they are associated. Examples include:

Carparks (covered, multistorey or underground)
Parking stations (covered or multistorey)

Excludes:

Car parking lots (non-building car parks)
Car parks as part of a shopping centre or other development

224 Transport buildings n.e.c.

Other commercial transport buildings and facilities supporting transport services. Includes buildings such as:

- Air traffic control buildings
- Aircraft storage buildings (hangar)
- Aircraft maintenance buildings
- Bus storage sheds
- Bus maintenance buildings
- Taxi despatch centre
- Tram or train servicing depots
- Truck sheds

231 Offices

Buildings primarily used in the provision of professional or financial services or public administration. Examples include:

- Administration building
- Advertising agency
- Bank
- Building society
- Credit union
- Financial services
- Government offices
- Insurance brokerage
- Office building
- Property manager
- Real estate agent
- Solicitor
- Stock exchange or broker
- Town hall (administrative)

291 Commercial buildings n.e.c.

Commercial buildings not elsewhere classified, such as

- Car wash
- Crash/smash repair
- Garage – servicing
- Mail sorting centre
- Marina
- Mechanic
- Metering station
- Pet boarding facility
- Petrol station (vehicle servicing)
- Service centre (vehicle)

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Industrial Buildings

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3 Industrial Buildings

Buildings used for warehousing, primary production and the production and assembly activities of industrial or manufacturing processes. This division also includes factories and plants, and buildings used for agricultural and aquacultural activities.

311 Factories and other secondary production buildings
321 Warehouses
331 Agricultural and aquacultural buildings
391 Industrial buildings n.e.c.

311 Factories and other secondary production buildings

Buildings housing, or associated with, production and assembly processes of intermediate and final goods and those converting fuels or environmental energy into electricity. Examples include:

Abattoir
Assaying laboratory
Assembly plant
Bakery (manufacturing)
Brewery
Brick works
Cannery
Electricity generation plant buildings
Factory
Food processing
Foundry
Manufacturing plant
Mill
Mint
Painting shed (manufacturing)
Printing works
Refinery
Ship yard
Steel works
Tannery
Testing laboratories
Workshop (as part of manufacturing operation)

321 Warehouses

Buildings primarily used for the storage of goods, excluding bulk storage of produce and agricultural and aquacultural buildings. Examples include:

Bulk storage building
Military store
Self storage facility
Storage depots
Storage shed
Timberyard shed
Warehouse

331 Agricultural and aquacultural buildings

Buildings housing, or associated with, agricultural and aquacultural activities including bulk storage of produce. Examples include:

Animal enclosure – covered (agricultural)
Aquacultural nursery
Barn - rural
Cold store
Drying shed
Farm shed
Feed lot building
Fruit packing shed
Glasshouse

Grain storage building
Growout building
Hatchery
Hayshed
Implement shed
Milking Pavilion
Piggery
Poultry shed
Rural worker's accommodation
Shearer's quarters
Shearing shed
Spawning shed
Wool shed

391 Other industrial buildings n.e.c

Primary production or other industrial buildings not elsewhere classified, such as:

Boiler house
Crusher house
Gas wellhead building (mining)
Engineer's hut
Industrial laboratory (other)
Mine mess building
Oil depot (buildings, not tanks)
Transient mining accommodation

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Other Non-residential Buildings

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4 Other Non-residential Buildings

Non-residential buildings for the provision of education, religious worship or other religious activities, aged and health care, recreation, entertainment, commercial temporary accommodation. It also includes emergency services, utilities and other care and public services except where classified to commercial or industrial divisions.

411 Education buildings
421 Religion buildings
431 Aged care facilities (including nursing homes)
44 Health facilities (non aged-care medical services)
 441 Hospitals
 442 Health buildings n.e.c.
451 Entertainment and recreation buildings
46 Short term accommodation buildings
 461 Self contained, short term apartments
 461 Hotels (predominately accommodation), motels, boarding houses, hostels or lodges
 463 Other short term accommodation buildings n.e.c.
491 Non-residential buildings n.e.c.

411 Education buildings

Buildings used in the provision or support of educational services except where the provision or support of educational services is a secondary function of the building and another class explicitly applies (such as the location of an independent retail outlet on the grounds of a University). Examples include:

- Boarding house (school)
- Classroom
- College (education)
- Conservatorium of music
- Corporate training facility
- Covered play area (school)
- Dormitory (education)
- Driver training centre
- Early learning centre
- Education centre
- Hall of residence (education)
- Lecture theatre
- Library (education)
- Military academy
- Police academy
- Preparatory school
- Primary school
- School auditorium
- School canteen
- School chapel (student/education use)
- School gymnasium
- School hall
- School laboratory
- Seminary
- Sunday school
- Student accommodation
- TAFE college
- Toilet block (to education)
- Training centre
- University

Excludes:

- Independent book store on campus
- Bank on campus

421 Religion buildings

Buildings used for or associated with worship, religious services or ceremonies, or in support of programs sponsored by religious bodies other than when another class explicitly applies. Examples include

- Abbey
- Cathedral
- Chapel building (other than purely for education, aged or health care support)
- Church
- Church hall
- Convent
- Mosque
- Monastic cells
- Monastery
- Presbytery (attached)
- Rectory (attached)

Religious dormitories
Synagogue
Temple

Excludes:

School chapel
Seminary
Theological college (education)

431 Aged care facilities (including nursing homes)

Buildings used in the provision of aged care, aged care support or services supporting aged care facilities, excluding residential buildings (such as retirement villages).

Aged care facility
Aged care support service
Community care centre (retirement village)
Dementia unit (aged)
Geriatric care centre
High dependency aged care
Home for the elderly
Hostel for the aged
Low dependency aged care
Nursing home

Excludes:

Community or social centre (retirement village)
Residential building

44 Health facilities

Buildings used in the provision of non-aged care medical services. Includes group accommodation used to support the provision of non-aged medical care, where these are not identified as separate buildings. The class is further split into the two sub-classes Hospitals and Other health buildings n.e.c..

441 Hospitals

Buildings providing general medical, accident and emergency, surgical, psychiatric or other medical services on an acute or intermittent basis having in-patient facilities and other buildings supporting and associated with these services. Examples include:

Allied health care as part of a hospital
Consulting clinics as part of a hospital
Hospital
Hospital chapel
Hospital pharmacy
Medical centre (with in-patient facilities)
Outpatient service as part of a hospital
Pathology service as part of a hospital
Private A&E service as part of a hospital
Psychiatric hospital

442 Other Health Buildings n.e.c.

Buildings providing various health care or human wellbeing services other than as part of a hospital. For example:

Care facility (other than aged care)
Chiropractor
Dental practice

- District nursing service
- Doctor's surgery
- Family planning clinic
- Health centre
- Holistic health centre
- Home for convalescents (not aged care)
- Hospice
- Human quarantine station
- Medical clinic (outpatient only)
- Medical specialist centre
- Mental health home
- Nurse's residence
- Occupational therapy
- Osteopath
- Pathology service
- Podiatrist rooms
- Physiotherapist
- Radiologist rooms
- Sport medicine centre
- Therapeutic massage

451 Entertainment and recreation buildings

Buildings used in the provision of entertainment and recreational facilities or services.
Examples include

- Amphitheatre (roofed)
- Amusement park
- Aquatic centre
- Archive (open to public)
- Art gallery (other than retail)
- Arts centre
- Art museum
- Auditorium
- Bowling alley
- Casino
- Cinema
- Club
- Community centre
- Concert hall
- Craft studio
- Culture centre
- Dance studio
- Fitness centre
- Gaming centre
- Information centre (tourist)
- Licensed club
- Memorial
- Museum
- Night club
- Public hall
- Public library
- Public gymnasium
- RSL rooms
- Scout hall
- Senior citizen's centre
- Sporting facility

Swimming centre
TAB
Theatre
Toilet block (associated with entertainment or recreation building)
Youth centre
Zoo

46 Short term accommodation buildings

Buildings primarily used for providing short-term or temporary accommodation on a commercial basis, excluding long term accommodation and community service hostels such as disability, women and children's hostels.

461 Self-contained short term apartments

Buildings predominantly consisting of self-contained apartments primarily used for other than private dwellings. They comprise self-contained units which are available on a unit or apartment basis to the general public for a minimum of one night. Units should contain at least cooking facilities (eg. hot plates, microwave oven), refrigerator and bathing facilities. Examples include:

Holiday apartment building
Holiday cabins (self contained)
Serviced apartments

Excludes:

Long term rental accommodation
Mining, rural or other worker accommodation

462 Hotels (predominantly accommodation), motels, boarding houses, hostels or lodges

Commercial accommodation usually not self-contained but with private rooms. Examples are:

Bed and breakfast
Boarding house (commercial)
Country club (accommodation)
Guest house
Health retreat
Holiday hostel
Hostel (commercial)
Hotel (predominantly accommodation)
Lodge
Motel
Park home (short stay)
Resort

463 Other short term accommodation buildings n.e.c.

Accommodation buildings not elsewhere classified. Includes commercial group accommodation such as:

Backpackers accommodation
Bunk house
Camp dormitory
Youth camp dormitory

Excludes:

Non-commercial group accommodation
Military Barracks

491 Non-residential buildings n.e.c

Non-residential buildings not elsewhere classified including emergency services, utilities, temporary accommodation provided on a non-commercial basis and other care and public services not elsewhere classified. Examples are:

- Ablution block (public)
- Ambulance station
- Animal hospital
- Animal pound
- Animal shelter
- Care hostel (other than aged or health care)
- Child care centre
- Coast guard
- Council depot
- Court house
- Creche
- Crematorium
- Crypt
- Day care centre
- Detention centre
- Electricity distribution building
- Electrical sub-station
- Emergency housing centre
- Emergency services building
- Fire station
- Gaol
- Guard house
- Home for disabled
- Homeless centre
- Jail
- Kitchen for the homeless
- Laboratory, forensic
- Lighthouse building
- Mausoleum
- Meals on wheels kitchen
- Migrant holding facility
- Military barracks
- Military base
- Morgue
- Orphanage
- Police station
- Public toilet
- Pumping station
- Refuge
- Shade structure
- Veterinary hospital
- Waste depot
- Water treatment plant
- Women's refuge

Functional Classification of Buildings structure

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133	In a four or more storey block
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311	Factories and other secondary production buildings
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Relationship with Social Classifications

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Relationship with Social Classifications

1. At the time of revision of the Functional Classification of Buildings (FCB), the endorsed standard for dwelling statistics was the Dwelling Structure Classification (DSC) which is used by collections such as the Census of Population and Housing and the Australian Housing Survey. The DSC covers only residential building and classifies private dwellings according to structure. The Residential division of the 1999 FCB is broadly consistent with DSC apart from the class of Separate houses where the FCB provides greater detail than DSC, and the DSC "Other dwelling" class which includes non-permanent and mobile dwellings such as caravans, tents and houseboats which are excluded from the 1999 FCB.
2. The data produced by FCB is therefore consistent with the same concepts and principles applying to the Australian Housing Survey and the Census of Population and Housing. There are however methodological differences between these economic and social collections. The economic building collections classify buildings as they are reported in approval documents and during construction activity, and therefore provide information on buildings according to their original stated function. Collections such as Census of Population and Housing however, provide a stocktake of dwellings at a specific point in time, based on how buildings are used. Where the use of a building at the time of a social collection may be different to that reported on the original building approval, social collections can result in differing dwelling counts to the economic collections.

3. The use of the term, private, has different applications in the FCB and DSC. In the FCB, buildings are further classified by ownership, according to the sector (ie public or private) of the intended owner of the building at the time of the approval . This classification does not apply to the DSC. The term, private dwelling, is used in DSC to indicate private occupancy.

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Relationship with Other Classifications

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Relationship with Other Classifications

The FCB structure broadly aligns with the relevant parts of the internationally recognised Central Product Classification version 2.0 (CPC v2.0, Group 531 - Buildings) to the 4 digit level, though with some differences in the split between residential versus non-residential buildings. There are more significant divergences at the 5 digit level. FCB aligns with the Input Output Product Classification (IOPC) used in the Australian System of National Accounts, the Australian and New Zealand Standard Commodity Classification (ANZSCC) and the Harmonised System but provides far more detail than any of them.

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Concordance: 1999 to 1986 classifications

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111	Separate houses	011	Separate house (separated from other houses by space to allow access on all sides)
112	Kit houses	012	Kit house
113	Transportable/relocatable houses	019	Transportable house (excluding caravans and mobile homes)
12	Semi-detached, row or terrace house, townhouses,		
121	One storey	021	One storey
122	Two or more storeys	022	Two or more storeys
13	Flats, units or apartments		
131	In a one or two storey block	023	One or two storeys

132	In a three storey block	024	Three storeys
133	In a block of four or more storeys	025	Four or more storeys (should have an elevator)
134	Attached to a house	026	Flat, unit or apartment attached to a house
19	Other residential building nec		
191	Other residential building nec	029	Other residential building nec
2	Commercial Buildings		
21	Retail and wholesale trade buildings		
211	Retail and wholesale trade buildings	040	Shops
22	Transport buildings		
221	Passenger transport buildings	070	Other business premises
222	Non-passenger transport buildings	070	Other business premises
223	Commercial carparks	070	Other business premises
224	Transport buildings nec	070	Other business premises
23	Offices		
231	Offices	060	Offices
29	Commercial buildings nec		
291	Commercial buildings nec	070	Other business premises
3	Industrial Buildings		
31	Factories and other secondary production buildings		
311	Factories and other secondary production buildings	050	Factories
32	Warehouses		
321	Warehouses (excluding produce storage)	070	Other business premises
33	Agricultural and aquacultural buildings		
331	Agricultural and aquacultural buildings	070	Other business premises
		120 (part)	Miscellaneous
39	Other industrial buildings nec		
391	Other industrial buildings nec	070	Other business premises
		120 (part)	Miscellaneous
4	Other non-residential buildings		
41	Education buildings		
411	Education buildings	080	Educational
42	Religion buildings		

421	Religion buildings	090	Religious
43	Aged care facilities		
431	Aged care facilities	100	Health & aged care
		120 (part)	Miscellaneous
44	Health buildings		
441	Hospitals	100	Health
442	Health buildings nec	100	Health
45	Entertainment and recreation buildings		
451	Entertainment and recreation buildings	110	Entertainment and recreational
		080	Educational (museums)
46	Short term accommodation buildings		
461	Self contained, short term apartments	030	Hotels, motels, etc
462	Hotels (predominately accommodation), motels, boarding houses, hostels or lodges	030	Hotels, motels, etc
463	Other short term accommodation buildings nec	030	Hotels, motels, etc
49	Non-residential buildings nec		
491	Other Non-residential buildings nec	070	Other business premises
		120 (part)	Miscellaneous

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Concordance: 1986 to 1999 classifications

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Concordance: 1986 to 1999 classifications

1986 FCB		1999 FCB	
	Residential Buildings		
	Houses		
011	Separate house (separated from other houses by space to allow access on all sides)	111	Separate houses
012	Kit house	112	Kit houses
019	Transportable house (excluding caravans and mobile homes)	113	Transportable or relocatable house
	Other residential buildings		

	Semi-detached, row or terrace house, townhouse, duplex, etc (dwellings having their own private grounds and no other dwellings above or below)		
021	One storey	121	One storey
022	Two or more storeys	122	Two or more storeys
	Flat, unit or apartment (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:		
023	One or two storeys	131	One or two storeys
024	Three storeys	132	Three storeys
025	Four or more storeys (should have elevator)	133	Four or more storeys
026	Flat, unit or apartment attached to a house	134	Attached to a house
029	Other residential buildings n.e.c	191	Other residential buildings n.e.c
	Non-residential building		
030	Hotels, motels, etc	461	Self contained, short term apartments
		462	Hotels (predominately accommodation), motels, boarding houses, hostels or lodges
		463	Other short term accommodation buildings n.e.c.
040	Shops	211	Retail and wholesale trade buildings
050	Factories	311	Factories and other secondary production buildings
060	Offices	231	Offices
070	Other business premises	221	Passenger transport buildings
		222	Non-passenger transport buildings
		223	Commercial carparks
		224	Other transport buildings n.e.c.
		291	Other commercial buildings n.e.c.
		321	Warehouses (excluding produce storage)
		331	Agricultural and aquacultural buildings
		391	Industrial buildings n.e.c.
		491	Other non-residential buildings n.e.c..
080	Educational	411	Education buildings
		451	Entertainment and recreation buildings
090	Religious	421	Religion buildings
100	Health	431	Aged care facilities
		441	Hospitals

		442	Health buildings n.e.c.
110	Entertainment and recreational	451	Entertainment and recreation buildings
120	Miscellaneous	331	Agricultural and aquacultural buildings
		391	Other industrial buildings n.e.c.
		431	Aged care facilities
		491	Other Non-residential buildings n.e.c.

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Glossary

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Glossary

Agricultural activity

Activity that involves the cultivation of the soil and rearing of animals.

Alterations and additions

Building activity carried out on existing buildings including extensions, renovations, fit-outs and the construction of structures attached to an existing building. Buildings created which share the same roof, floor or structural walls with an existing building or are residential outbuildings are considered alterations and additions.

Aquacultural activity

Activity that involves the cultivation of plants or breeding of animals in water.

Attached

A building is attached if it shares a structural component with one or more other buildings. This may include walls, ceiling, floor or roofing.

Building

A rigid, fixed and permanent structure with a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Commercial trade

Trade that involves the exchange of merchandise or services for financial return.

Conversion

Building alteration to convert a non-residential building into a residential building, such as the conversion of a warehouse to residential apartments.

Dwelling

A suite of rooms contained within a building which are self-contained and intended for long-term residential use. To be self-contained the suite of rooms must possess cooking and bathing/shower facilities as building fixtures.

Group accommodation

Communal accommodation provided by an institution to enable its members, workers,

students or inhabitants ease of access to accommodation whilst they participate in the broader institutional activity of the organisation. Group accommodation may consist of dormitory style accommodation, providing group dining and bathing facilities or it may provide self-contained facilities. Access to group accommodation is generally dependent on the individual's continued participation in the broader institutional activity of the organisation.

House

A detached building used for long term residential purposes and consisting of a single dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretaker's residences) associated with a non-residential building are defined as houses.

New building work

Building activity, other than alterations and additions, which will result in the creation of a building which previously did not exist. A building, other than a residential outbuilding, which is built adjacent, or attached, to an existing building but with separate roof, floor and structural walls is considered new building work.

Non-residential building

A non-residential building is a building primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units (such as a caretaker's flat) may be created through non-residential building activity.

Primary production building

Buildings associated with agricultural, aquacultural, mining or quarrying activities.

Residential outbuilding

A building separate from but supporting and associated with a specific residential building which is not itself a residential building (e.g. a shed, garage, pool house, cabana etc).

Retail trade

Involves trading new or used goods to final consumers for personal or household consumption.

Secondary production building

A secondary production building includes those buildings in which raw materials produced in primary production are turned into final goods.

Short term accommodation

Building establishments that offer accommodation for a minimum of one night and a maximum of two months stay. It includes hotels, motels, hostels, boarding houses, guest houses, and holiday apartment buildings.

Type of Work Classification

The Type of Work Classification refers to the building activity carried out: New; Alterations and additions; or Conversion.

Wholesale trade

Involves sale of new or used goods or the resale of new or used goods to businesses or institutions.

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